

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.#: Preliminary Plat #01007
Carroll M5 Industrial Park

Date: July 11, 2001

PROPOSAL: Tom Cajka, of Ross Engineering, on behalf of Ceejay L.L.C., is proposing a Preliminary Plat of 12 commercial lots and one outlot off Cleveland Avenue, west of N. 27th Street.

The following waivers are requested:

- Sidewalks on N. 25th and N. 26th Streets.
- Reduction in the minimum centerline radius for curves from 150 feet to 51.5 feet.
- Storm water detention facility.

GENERAL INFORMATION:

APPLICANT: Ceejay L.L.C.
12864 Bradshaw Street
Overland Park, KS 66213

CONTACT: Tom Cajka
Ross Engineering
201 N. 8th Street - Suite 401
Lincoln, NE 68508
(402) 474-7677

LAND OWNER: Ceejay L.L.C.
12864 Bradshaw Street
Overland Park, KS 66213

LOCATION: N. 27th Street and Cleveland Avenue

LEGAL DESCRIPTION: Lot 200 I.T., located in the NE 1/4 of Section 13, T10N, R6E of the 6th P.M., Lincoln, Lancaster County, Nebraska.

REQUESTED ACTION: Approve preliminary plat

EXISTING ZONING: I-1 Industrial

SIZE: 9.46 acres, more or less

EXISTING LAND USE: Mobile home court

SURROUNDING LAND USE AND ZONING: The P Public Use zoned wastewater treatment plant is to the west, H-3 Highway Commercial retail and commercial uses are to the north and east, and an I-1 Industrial zoned mobile home court lies to the south across Theresa Street.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan designates this area as Industrial and Commercial.

HISTORY:

June 20, 1955	City Council approved Special Permit #59, which permitted a mobile home court on the property.
1979	The property was converted from K Light Industrial and H-2 Highway Commercial to I-1 Industrial and H-3 Highway Commercial in the 1979 Zoning Update .
February 16, 2001	The Planning Director approved Administrative Amendment #01006 to Special Permit #59, which adopted a plan to phase out the existing mobile home court.

SPECIFIC INFORMATION:

UTILITIES: Available.

TOPOGRAPHY: Generally flat; there is a four foot elevation difference between the high point and the low point.

TRAFFIC ANALYSIS: Both N. 27th Street and Cornhusker Highway are principal arterials in the Existing and Future Functional Street and Road Classification.

PUBLIC SERVICES: The closest fire station is located near N. 14th Street and Adams Street.

REGIONAL ISSUES: Reduction of flood storage capacity.

ENVIRONMENTAL CONCERNS: Additional construction in the flood plain.

AESTHETIC CONSIDERATIONS: Removal of many mature trees because of grading and fill.

ALTERNATIVE USES: A design incorporating “no net rise” principles that preserves existing mature trees, many of which are of substantial height.

ANALYSIS:

1. This application is for 12 commercial lots and one outlot. The outlot will serve as the private roadway and public access easement through the subdivision.
2. The entire site lies within the 100 year flood plain. The proposed buildings will be flood proofed to one foot above the 100 year flood elevation. The applicant states, “the net required embankment within the proposed buildings is 11,333 cubic yards and the net required embankment within the parking lots, drives and open space is 2,625 cubic yards, with a total net amount of off site borrow of 13,958 cubic yards for the entire site.” The applicant has submitted a Flood Plain Development Permit. No attempt has been made to borrow fill on site.
3. The applicant is requesting a waiver to sidewalks because “the street within this development will serve only the lots within the site... and would not tie into Cornhusker Highway or 27th Street.” The waiver should not be granted. As Public Works & Utilities notes: “This area will have a majority of truck traffic and for the protection of the pedestrian traffic a sidewalk system should be required as outlined in the ordinance.” The tract of land is neither of such an unusual size or shape, nor is it surrounded by unusual conditions such that strict application of standards would result in actual difficulties or substantial hardship or injustice. Sidewalks should therefore be provided.
4. Regarding the request to waive the centerline radius, Public Works & Utilities states that they “will support the requested waiver if the curb radius on the southeast corner is increased to a minimum of 45' to allow a WB-50 turning maneuver. The NE radius off Theresa Street also needs to be a minimum of 45' for entering oversized vehicles.”
5. Public Works & Utilities will support the requested storm water detention/retention waiver “because of the close proximity to Salt Creek and the improvements on the Waste Water Department’s property for storm water drainage control.”
6. The site plan includes information that is neither required by the subdivision ordinance nor appropriate for a preliminary plat. The building and parking stall summary, building envelopes and associated dimensions, and parking lot layouts should be removed from the site plan. The City cannot regulate building sizes and envelopes through the platting process alone.

7. The Land Use Plan designates this area as Industrial. Although a mobile home court currently exists on the land, the Comprehensive Plan discourages residential uses in industrial areas (p 43). The proposed plat conforms with the Comprehensive Plan and the flood plain development regulations in the Zoning and Subdivision Ordinance.

STAFF RECOMMENDATION:

Conditional Approval

Waiver Requests:

Sidewalks:	Denial
Storm water detention:	Approval
Curve centerline radius:	Approval

CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Total cubic yards of fill brought into the flood plain.
 - 1.1.2 Provide a drawing indicating individual trees and tree masses on site, as required by Section 26.15.020(c) of the Subdivision Ordinance.
 - 1.1.3 Sheet 5 should read "5 of 8," not "5 of 9."
 - 1.1.4 Remove Note 11 - it duplicates statements in Note 16.
 - 1.1.5 Sign the surveyor's certificate.
 - 1.1.6 Remove building envelopes, building square footage, building dimensions, parking lot details, and parking lot dimensions.
 - 1.1.7 Remove the building and parking stall summary.
 - 1.1.8 Provide easements as requested by L.E.S.

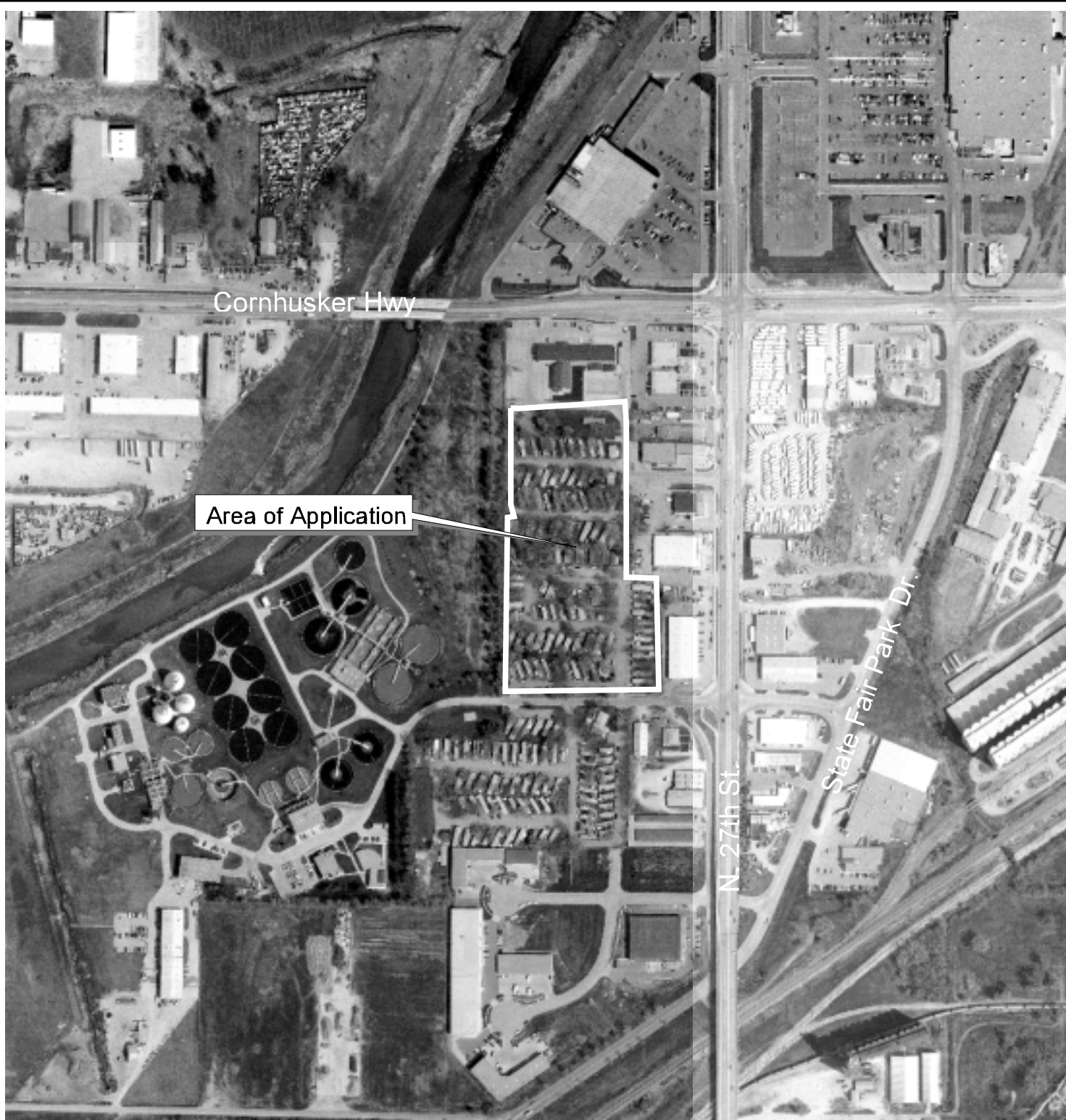
- 1.1.9 Add water lines and fire hydrants to the Utility Plan.
 - 1.1.10 Replace Honeylocust with a more flood tolerant species such as Patmore Ash or Swamp White Oak
 - 1.1.11 Show sidewalks
 - 1.1.12 Increase curb radii as requested by Public Works and Utilities.
 - 1.1.13 Remove Note 15, which requested a waiver of sidewalks.
 - 1.1.14 Add a note indicating all the requested waivers: "Waivers requested: [list of waivers]."
2. The City Council approves associated requests:
- 2.1 An exception to the design standards to permit a reduction of centerline radius for curves from 150 feet to 51.5 feet.
 - 2.2 A modification to the requirements of the land subdivision ordinance to waive stormwater detention/retention facilities.
- General:
3. Final Plats will be scheduled on the Planning Commission agenda after:
- 3.1 Streets, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, land preparation and grading, landscaping screens, ornamental street lights, street trees, temporary turnarounds and barricades, street name signs, and permanent survey monuments have been completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the Director of Public Works an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis.

- 3.2.4 To continuously and regularly maintain street trees and landscape screens.
- 3.2.5 To complete the private improvements shown on the preliminary plat.
- 3.2.6 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
- 3.2.7 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.
- 3.2.8 To inform all purchasers and users that the land is located within the 100 year flood plain and that the grading of the lot shall be in conformance with the grading plan approved with the Carroll M5 Industrial Park Preliminary Plat #01007 or as amended by the Director of Planning. The volume of fill material brought into each lot from outside the flood plain shall not exceed that shown on the approved grading plan accompanying the preliminary plat.

Prepared by:

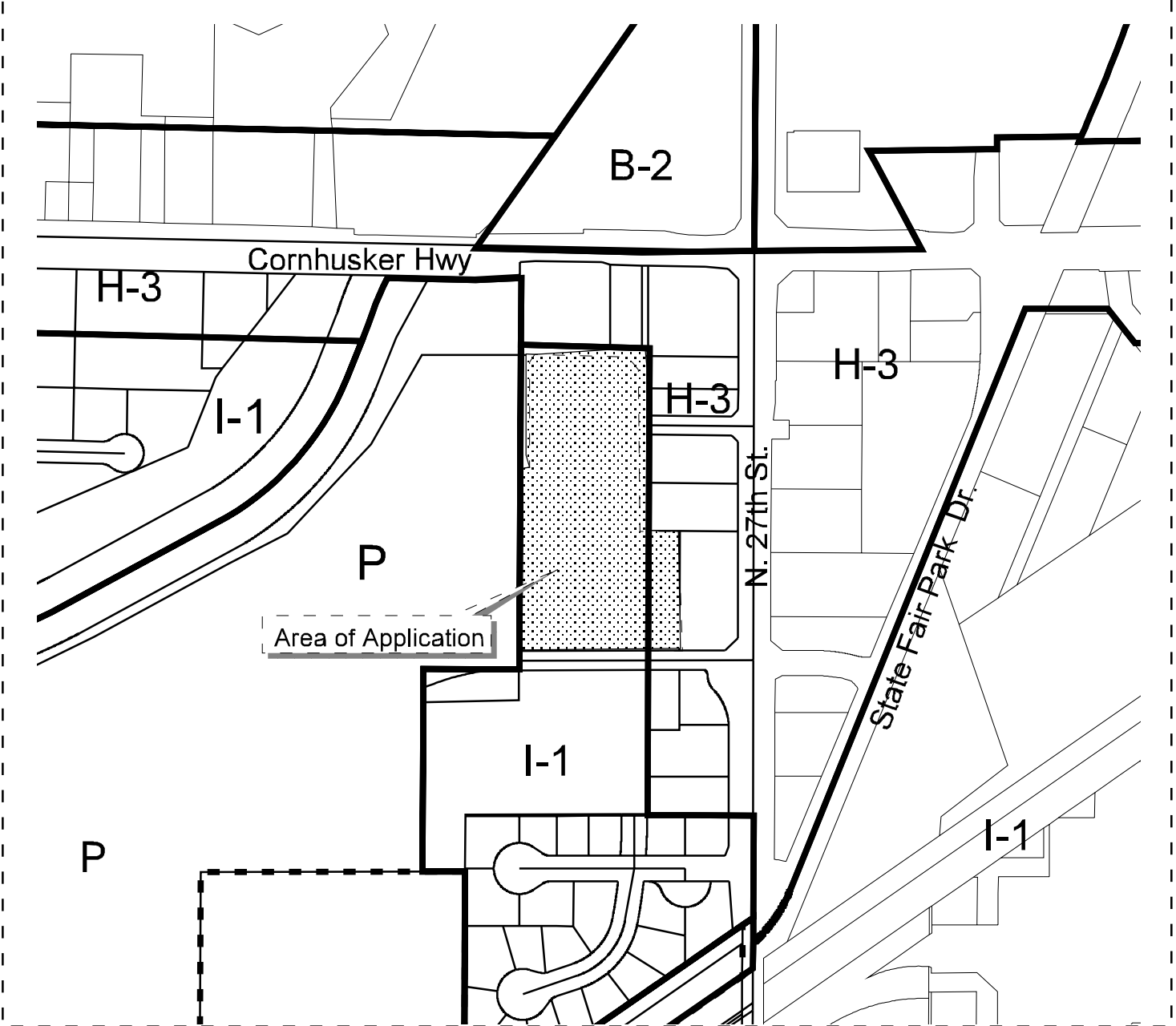
Jason Reynolds
Planner

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Preliminary Plat #01007
N. 27th & Cleveland Ave.
Carrol M5 Industrial Park

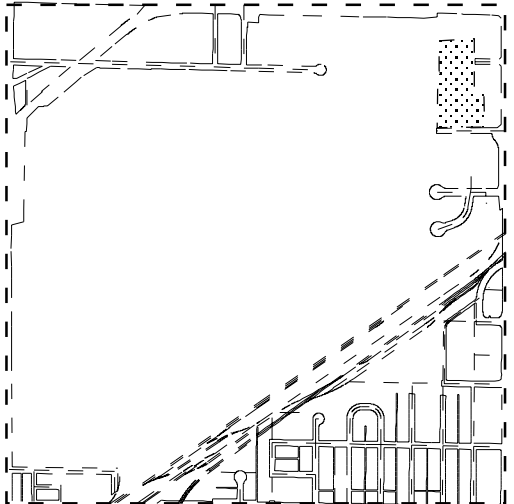
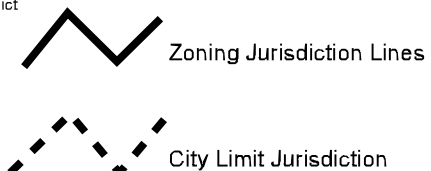


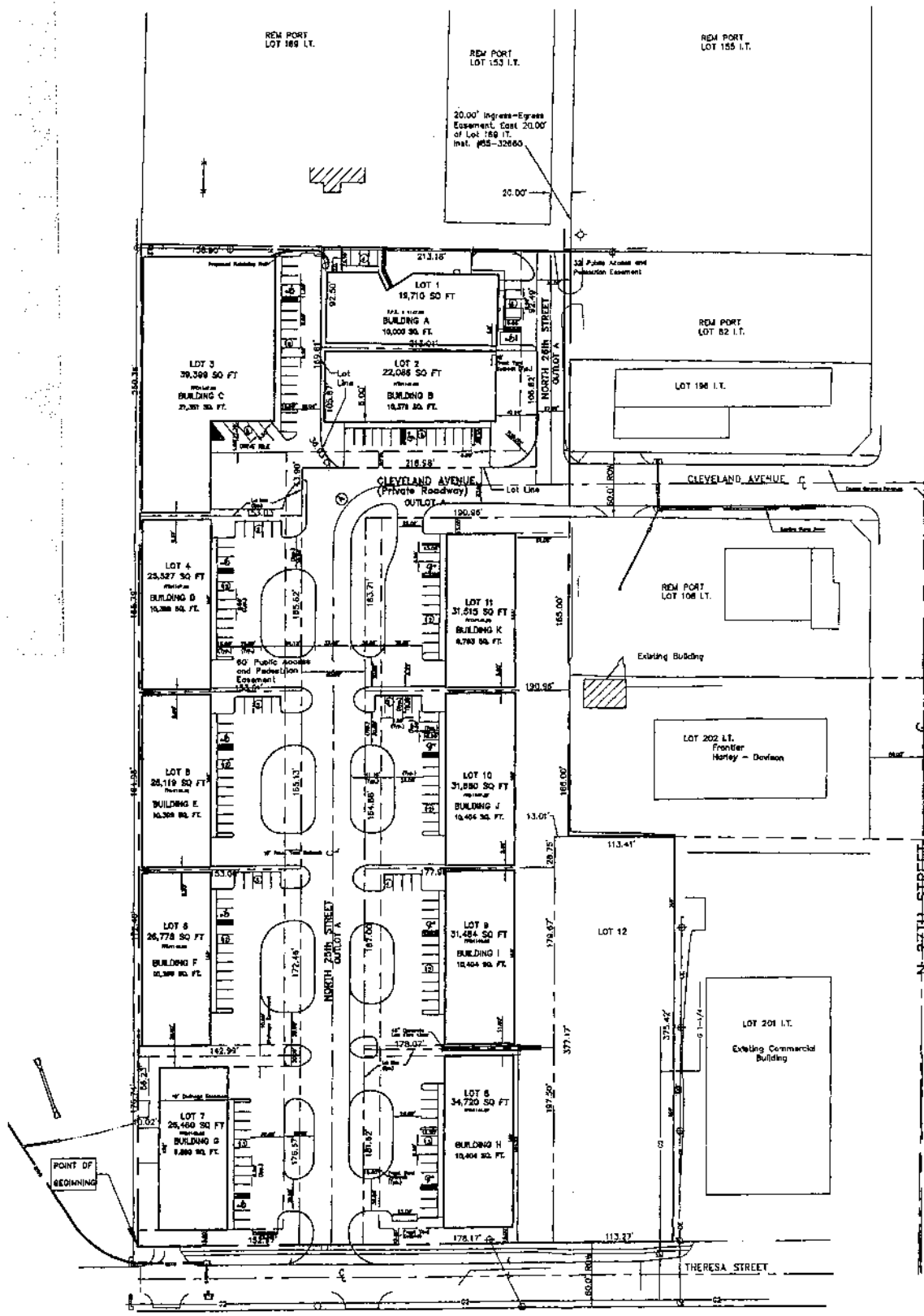


Preliminary Plat #01007
N. 27th & Cleveland Ave.
Carrol M5 Industrial Park

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 13 T10N R6E





Date: 7-16-01

North

GENERAL NOTES

1. The property included within the limits of the Preliminary Plat consists of 9.28 acres and is zoned I-1 Industrial District and H-3 Highway Commercial District.
2. The proposed Development shall consist of buildings on 12 Commercial Lots and one Outlot. The Outlot shall be used for common access and includes the Private Roadways and utility easements.
3. All structures shall conform to the maximum height of 75 feet as identified in the I-1 Industrial District and 45 feet in the H-3 District.
4. Private Roadways shall be 27 feet or 33 feet wide, as shown on the Site Plan, and constructed in accordance with City of Lincoln Design Standards.
5. Private Roadways shall be either 24 inch wide concrete curb and gutter with recycled asphaltic concrete pavement, or concrete pavement with integral curb. A Public Access, Pedestrian, and Utility Easement shall be provided over the entire Outlot.
6. The proposed water mains shall be Public and constructed by means of an Executive Order. Water Main Easements shall be provided for any water main located outside of the limits of the Public Street ROW.
7. The proposed sanitary sewer mains shall be Public and shall be constructed by means of an Executive Order. Sanitary Sewer Easements shall be provided for any sanitary sewer main located outside of the Public Street ROW.
8. Street lighting shall be Private and shall be constructed in accordance with the requirements of LES.
9. Care will be taken in the removal of existing trees, to remove only trees required due to site grading and construction of the proposed structures, Private Roadways, drive, parking lots and utilities as shown on the Site Plan.
10. Existing contours have been developed from actual field surveys completed in March 2001, and are based upon North American Vertical Datum of 1988.
11. Any relocation of existing utilities shall be at the expense of the Developer.
12. A Property Owner's Association shall be formed to ensure maintenance of the common open areas, Private Roadways, Storm Sewer and drainage improvements, and lighting.
13. The existing and adjacent property is located within the limits of the 100 Year Flood Plain, as indicated on the FEMA Panel 25. The property shall be filled as indicated on the Grading Plan and in accordance with the Flood Plain Permit and requirements of NOI Permit.
14. All buildings shall be flood proofed to an elevation of a minimum of one foot above the 100 Year Flood Plain Elevation and in accordance with the approved Flood Plain Permit. Entire site is in a 100 Year Flood Plain, with an Elevation of 1147.60, 1988 NAVD Datum.
15. The Developer requests a waiver for sidewalks.
16. A blanket utility easement, except for building envelopes is provided over the entire site. Any relocation of existing facilities will be at owner/developer expense.

Memorandum

To: Jason Reynolds, Planning Department

From: Charles W. Baker, Public Works and Utilities *CWB*

Subject: Preliminary Plat # 01007, Carroll M5 Industrial Park

Date: July 5, 2001

cc: Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the revised site plan and the requested waivers in response to the Planning Directors letter dated May 31, 2001. Public Works has the following comments referencing the numbered items in the response letter from Ross Engineering dated June 25, 2001.

Item 10. Public Works cannot support the request for a waiver of the sidewalks. Title 26.27.020 requires sidewalks be installed unless the lots are larger than 1 acre in size.

Item 16. The Grading Plan and the culvert installation at the proposed Bike Trail location on the Waste Water Dept. Property is satisfactory.

Item 17. The addition of the Sedimentation Basin Typical to the Drainage Plan is satisfactory.

Items 18,19,20,21,22,23,25,and 27 are satisfactory.

Requested Waivers

a. Sidewalks. See Item 10 above.

b. Waiver of the center line radius from 150' to 51.5' on the horizontal curve at Cleveland Ave. and N. 25th Street. Public Works will support the requested waiver if the curb radius on the southeast corner is increased to a minimum of 45' to allow a WB-50 turning maneuver. The NE radius off Teresa Street also needs to be a minimum of 45' for entering oversized vehicles.

c. Public Works will support the requested storm water detention/retention requirement because of the close proximity to Salt Creek and the improvements on the Waste Water Departments property for storm water drainage control.

Memo



To: Jason Reynolds, Planning Department
From: Mark Canney, Parks & Recreation
Date: June 29, 2001
Re: Carol M5 Industrial Park

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. Landscape Plan needs to show street names and indicate whether they are private or not.
2. Flood tolerant tree species should be planted since plat is in the 100 year floodplain. Locust is not flood tolerant. Recommended substitute of either Patmore Ash or Swamp White Oak.
3. Revised landscape plan needs to be submitted for Parks Department Review.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF01072**

Address

Job Description: **CARROLL M5 INDUSTRIAL PARK**

Location: **CARROLL M5 INDUSTRIAL P**

Special Permit: **N**

Preliminary Plat: **Y 01007**

Use Permit: **N**

CUP/PUD: **N**

Requested By: **JASON REYNOLDS**

Status of Review: **Denied**

6/29/2001 12:53:28 PM

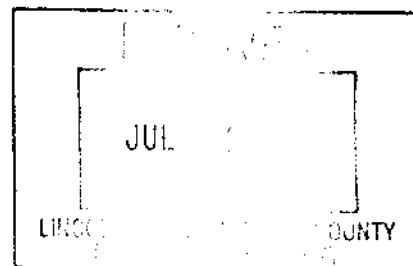
Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

BOB FIEDLER

Comments: **Fire hydrants not shown.**

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Ray Hill

DATE: 7/5/2001

DEPARTMENT: Planning

FROM: Chris Schroeder
Jerry Hood

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Carole Douglas, Acting Director
EH File
EH Administration

SUBJECT: Carrol MS Industrial
Park PP #01007

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Carrol MS Industrial Park for any possible negative public health impacts. The following items are noted:

- *Water supply is the City of Lincoln water supply.
- *Sewage disposal will be the City of Lincoln collection system.
- *All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- *During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of vegetable ground cover will also be incorporated as necessary.
- *Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.
- *It is noted that this proposed development is in the 100 year flood plain and is proposed to be filled to one foot above the flood plain. Filling in this area will most likely raise the flood level on other properties.

Memorandum

To: Ray Hill, Planning Department

From: Charles W. Baker, Public Works and Utilities *BWB*

Subject: Preliminary Plat # 01007, Carroll M5 Industrial Park

Date: May 24, 2001

cc: Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the site plan for the proposed Carroll M5 Industrial Park located at 26th and Teresa Streets. Public Works has the following comments:

Grading and Drainage:

1. The drainage behind Lots 10 and 11 is shown directed to the east. The existing area drain on Lot 108 I.T. is private and cannot be used without permission of the property owner. The storm water runoff should be directed to the north and picked up in the system in Cleveland Avenue.
2. The proposed drainageway to the west on the Wastewater Department's property needs to include the crossing of the proposed Bike Path that the NRD is constructing in the near future. This will require, at a minimum, a tube for the storm water to allow the bike path to remain at grade. Public Works will support this concept in lieu of a storm water detention facility.
3. The buildings are proposed to be flood-proofed to an elevation of one foot above the 100 year flood plain elevations of 1147.6.

Paving, Sidewalks & Parking Lots:

1. The proposed private roadway system is satisfactory. A waiver is being requested to reduce the curve radii of Cleveland Avenue to Williams Lane from 150 feet to 51.5 feet. Public Works will support the proposed waiver on the grounds that the roadway system would operate with a "T" intersection at this location. However, with the proposed truck and oversized vehicle traffic, a curve will make the operation more efficient.
2. A sidewalk waiver is being requested that Public Works cannot support. This area will have a majority of truck traffic and for the protection of the pedestrian traffic a sidewalk system should be required as outlined in the ordinance.
3. The parking area north of Lot 1 that shows 4 parking stalls only has access from the adjoining property to the north. The loading dock adjacent also will have to encroach on the property to access the dock area with delivery vehicles. An agreement from the property owner of the Super 8 Motel will be required for access and use of their property for vehicle maneuvers at the loading dock.

LOWER PLATTE SOUTH
NATURAL RESOURCES DISTRICT



3125 Portia St., Box 83581, Lincoln NE 68501-3581
(402) 476-2729 • FAX (402) 476-6454
www.lpsnrd.org

Memorandum

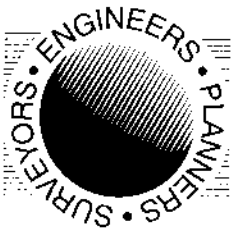
Date: July 13, 2001
To: Jason Reynolds, Planning Dept.
From: J.B. Dixon, Stormwater Specialist, Lower Platte South Natural Resources District
Subject: Carol M5 Industrial Park PP#01007

We have reviewed the Preliminary Plat of the project above. The proposed drainage way has been designed using 6" limestone rip-rap. An alternative to a hard-lined low-flow channel is incorporating erosion control blankets, with vegetation. The matting would be chosen using hydrologic data to choose the optimum product. Erosion control matting can be as durable as rip-rap, at the same time promote vegetation throughout the protected area. This is an alternative that the City of Lincoln, as well as our office, has supported. This application would suit this particular area nicely.

If you have any questions, feel free to call.

JBD/jbd

pc: file



ROSS
Engineering,
Inc.

June 25, 2001

Ms. Kathleen Sellman, AICP
Planning Director
555 South 10th Street
Lincoln, NE 68508

RE: Administrative Final Plat No. 01008
Carroll M5 Addition
REI Project No. 128301-B

Dear Kathleen:

On behalf of CeeJay Development, LLC we are resubmitting the Preliminary Plat for Carroll M5. The following corrections have been made as outlined in the Planning Director's letter of May 31, 2001:

1. The area north of the development, including up to the centerline of Cornhusker Highway is shown on the Site Plan.
2. The right-of-way widths for streets are shown.
3. Outlot "A" is labeled in several locations. Outlot "A" includes all of the private roadways.
4. Text has been moved to avoid overlapping.
5. Carroll Drive has been renamed to N. 26th Street and Williams Lane has been renamed to N. 25th Street. Carroll Place has been eliminated.
6. Lot dimensions have been labeled to avoid overlapping.
7. The thickness of street centerline has been reduced.
8. Water mains, sanitary sewer and hydrants have been moved to the Utility sheet.
9. Note #2 indicates the number of lots and Outlots.
10. We are requesting a waiver to sidewalks.
11. Legal description has been corrected.
12. Rear property lines are dimensioned.
13. City Council approval block has been removed.
14. The design spread of the Imperial Honeylocust trees are at 35 feet.
15. Notes have been added to the Landscape Plan as requested by Parks and Recreation Department. An aerial showing existing trees is included.
16. The proposed bike trail by NRD is shown on the Grading Plan and Drainage Plan. Culverts are shown where the bike trail is located.
17. A design detail of the sedimentation basin is shown on the Drainage Plan.
18. "Utility" has been removed from the "Public Access, Pedestrian and Utility" easement. A note has been added identifying a blanket utility easement.
19. Note 15 requesting parking in the front yard setback has been removed. The parking area for Lot 2 has been revised so that no parking is within the front yard setback.
20. A copy of the easement granting access to the south 20-foot and east 20 feet of Lot 169 Irregular Tract is included with this submittal.
21. The drainage behind Lots 10 and 11 has been revised to be directed north and to Cleveland Avenue.
22. North 26th Street has been changed from 26' width to 27' width.
23. Parking table has been revised.
24. Buildings L and M have been deleted.
25. Driveways on lots 4,5,6,7,8,9, and 10 are 30' in width.

ESTABLISHED
1974

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Future of
Tomorrow*

The Candy Factory
201 North 8th Street
Suite 401
Lincoln, NE 68508
Phone 402.474.7677
Fax 402.474.7678

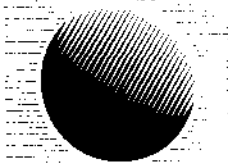
1311 19th Street
Suite 102
Auburn, NE 68305

Phone 402.274.4828
Fax 402.274.4821

www.rossengineering.com

JUN 25 2001

LINCOLN CITY PLANNING DEPARTMENT
PLANNING DEPARTMENT



26. Lot 12 and 13 have been combined into one lot.
27. All of the parking lot and driving aisle for Lot 3 is on Lot 3.
28. Sheet numbers have been corrected.
29. The Phasing Plan has been revised to match the phasing plan for Administrative Amendment No. 01006.

We are requesting the following waivers to design standards:

- a. Delete sidewalks on N. 26th Street and N. 25th Street. The development is located off of N. 27th Street and is behind existing buildings that front on N. 27th Street. The streets within this development will serve only the lots within the site. Pedestrian traffic will be very minimal. The sidewalks would only serve the development and would not tie into Cornhusker Highway or 27th Street.
- b. Allow a reduction in the minimum centerline radius for curves from 150-feet to 51.5-feet. The proposed streets are to serve this development only. The reduction in the horizontal curve will help lower the speed of traffic. We do not want to encourage drivers to speed through this area. We do not envision people using the proposed streets other than to arrive at one of the buildings.
- c. Storm-water detention/retention facility. We are requesting this waiver because of the proximity of Salt Creek to the site. The drainage plan shows that storm-water runoff will surface drain primarily to the southwest. After leaving the site, storm-water runoff will drain through a proposed drainage-way west of the site. We have discussed proposed drainage improvements and easements with Randy Wilson of Wastewater operations at Theresa Street. Mr. Wilson has indicated that they are willing to work with us on drainage issues.

This application includes the following:

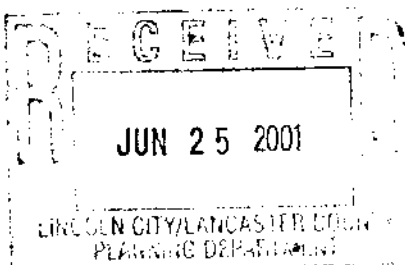
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|-----------------------------------|-----------|
| 1. Site Plan | 17 copies |
| 2. Existing Topographic Site Plan | 7 copies |
| 3. Street Profile | 7 copies |
| 4. Grading Plan | 7 copies |
| 5. Drainage Area Plan | 7 copies |
| 6. Utility Plan | 7 copies |
| 7. Phasing Plan | 7 copies |
| 8. Aerial Plan | 7 copies |
| 9. Easement | 1 copy |

Please call if you have any questions.

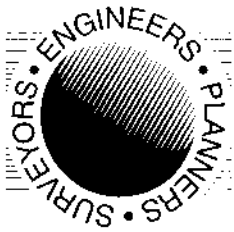
Sincerely,

ROSS ENGINEERING, INC.

Tom J. Cajka
Senior Land Planner

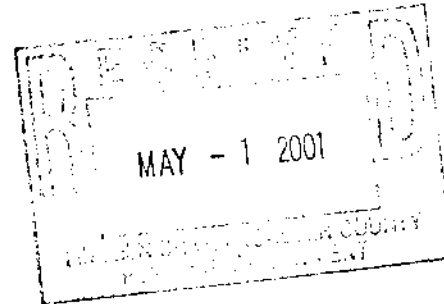


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ROSS
Engineering,
Inc.

May 1, 2001



Ms. Kathleen Sellman, AICP
Planning Director
City of Lincoln
555 South 10th Street
Lincoln, NE 68508

RE: Preliminary Plat
Carroll M5 Industrial Park
27th Street and Cleveland Avenue
REI Project No. 128301-B

ESTABLISHED
1974

*Innovative
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For the
Future of
Tomorrow*

Dear Kathleen:

On behalf of CeeJay Development, LLC, we are submitting an application for a Preliminary Plat. The total area is 9.28 acres and is zoned I-1 and H-3. The proposed development, generally located at N. 27th Street and Cleveland Avenue, is for 13 lots and one Outlot. The Outlot is for common access, streets and utilities. The 1994 Lincoln-Lancaster County Comprehensive Plan identifies this area as industrial on the Land Use Plan. The area is currently a mobile home park. The proposed development is to be constructed in five phases.

Entrances into the development will be from Cleveland Avenue and Theresa Street. Proposed streets will be private and maintained through a property owners association. Streets shall be 26-feet or 33-feet wide as shown on the Site Plan. Public water and sanitary sewer will serve the development. The water main is proposed to be 8-inch and sanitary sewer 8-inch. The water main will tie into the existing 12-inch main on N. 27th Street and extend west along Cleveland Avenue and then south on Williams Lane. The water main will then tie into the existing 8-inch water main on Theresa Street. An existing 8-inch sanitary sewer main extends along the east boundary. A new 8-inch main will tie into the existing main at Cleveland Avenue and then extend along Williams Street to serve Lots 3-7. A public access, pedestrian and utility easement is shown over the private streets.

The entire site is within the 100-year flood plain as indicated on the FEMA Panel 25. The property shall be filled as indicted on the Grading Plan. A Flood Plain Development Permit has been submitted.

In order to minimize the amount of fill material required to be brought into the Flood Plain, all of the proposed buildings will be flood proofed to an elevation of one foot above the 100 year flood plain elevation of 1147.6. This will allow for the exterior grade around the buildings and the parking lots and driveways to be kept at a lower finish grade than if each of the thirteen buildings were constructed to a finish floor elevation of 1148.6. Certain areas within the parking lots and drives will result in excavation below the existing ground elevation and will lessen the impact on the amount of fill within the flood plain. The net required embankment within the proposed buildings is 11,333 cubic yards and the net required embankment within the parking lots, drives and open space is 2,625 cubic yards, with a total net amount of off site borrow of 13,958 cubic yards for the entire site.

The minimum fill material required for this Development and the flood proofing of the proposed buildings, will have an insignificant impact on the overall elevation of the 100-Year Flood Plain and will not result in any increase in the flood level during the occurrence of the base flood discharge.

The Candy Factory
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Lincoln, NE 68508
Phone 402.474.7677
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1311 19th Street
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Auburn, NE 68305
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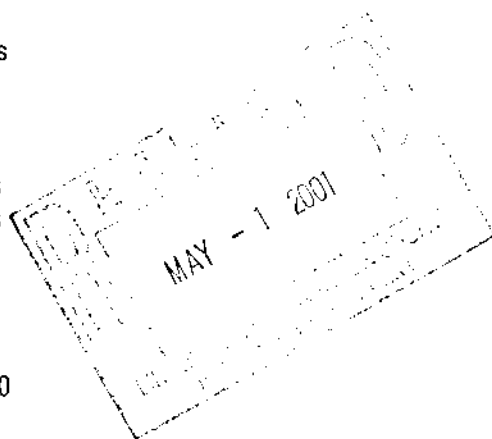


We are requesting the following waivers to design standards:

- a. Delete sidewalks on Williams Lane, Carroll Drive and Carroll Place. The development is located off of N. 27th Street and is behind existing buildings that front on N. 27th Street. The streets within this development will serve only the lots within the site. Pedestrian traffic will be very minimal. The sidewalks would serve not lead anywhere but within the development.
- b. Allow parking in the front yard setback on Lot 2.
- c. Allow a reduction in the minimum centerline radius for curves from 150-feet to 51.5-feet. The proposed streets are to serve this development only. The reduction in the horizontal curve will help lower the speed of traffic. We do not want to encourage drivers to speed through this area. We do not envision people using the proposed streets other than to arrive at one of the buildings.
- d. Storm-water detention/retention facility. We are requesting this waiver because of the proximity of Salt Creek to the site. The drainage plan shows that storm-water runoff will surface drain primarily to the southwest. After leaving the site, storm-water runoff will drain through a proposed drainage-way west of the site. We have discussed proposed drainage improvements and easements with Randy Wilson of Wastewater operations at Theresa Street. Mr. Wilson has indicated that they are willing to work with us on drainage issues.

This application includes the following:

- | | |
|---|------------|
| 1. Site Plan | 17 copies |
| 2. Existing Topographic Site Plan | 7 copies |
| 3. Street Profile | 7 copies |
| 4. Grading Plan | 7 copies |
| 5. Drainage Area Plan | 7 copies |
| 6. Utility Plan | 7 copies |
| 7. Phasing Plan | 7 copies |
| 8. Application for Preliminary plat | |
| 9. Preliminary Plat technical Checklist | |
| 10. Soils map and report | |
| 11. Preliminary Plat Filing Fee | \$1,020.00 |
| 12. Copy of Certificate of Ownership | |



If you need any additional information or have questions, please call me.

Sincerely,

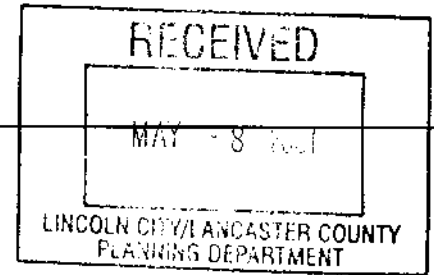
ROSS ENGINEERING, INC.

Tom J. Cajka
Senior Land Planner

Cc: Dick Carroll
Mark Grantham

TJC:jak
123801L06.doc

SUPERVISOR, CUSTOMER SERVICE SUPPORT



May 7, 2001

Ray Hill
City-County Planning Department
555 So 10 St
Lincoln NE 68508-3992

SUBJECT: Carrol Industrial Park

Ray,

I have reviewed the above-mentioned request.

I find no concerns on behalf of the United States Postal Service and would agree with this proposal as submitted.

Please feel free to call me with any questions.

Thank you,

David L. Wampler
Acting Supv. Customer Service Support